



MEMORANDUM TO MUNICIPAL COUNCIL

DATE: August 5, 2014
FROM: Mike DeSimone, Director
SUBJECT: LDC Text Amendment – Industrial Design Standards Amendment

Summary of Planning Commission Proceedings

Project Name: Industrial Design Standards Amendment
Request: Code Amendment
Project Address: City-wide
Recommendation of the Planning Commission: Approval with modification

On May 22, 2014, the Planning Commission recommended that the Municipal Council **approve** a request to amend the Land Development Code Chapter 17.18 (General Development Standards: District and Corridor Zones) by clarifying the industrial standards in 17.18, and by adding language specifically for food grade facilities subject to either FDA or USDA requirements.

Planning Commissioners vote (6 - 0):

Motion to recommend approval: S. Sinclair

Second: R. Price

Yea: D. Adams, A. Fonnesbeck, R. Price, S. Sinclair, G. Smith, A. Davis

Nay: none

Attachments:

Staff Report

Ordinance 14-48

PC Meeting Minutes

CITY OF LOGAN, UTAH
ORDINANCE NO. 14-48

AN ORDINANCE AMENDING TITLE 17 THE LAND DEVELOPMENT CODE OF LOGAN CITY, UTAH

BE IT ORDAINED BY THE MUNICIPAL COUNCIL OF THE CITY OF LOGAN, STATE OF UTAH AS FOLLOWS:

SECTION 1: That certain code entitled "Land Development Code, City of Logan, Utah" Chapter 17.18: "General Development Standards: District and Corridor Zones" is hereby amended as attached hereto as Exhibit A, respectively:

SECTION 2: This ordinance shall become effective upon publication.

PASSED BY THE LOGAN MUNICIPAL COUNCIL, STATE OF UTAH, _____
THIS DAY OF _____, 2014.

AYES:

NAYS:

ABSENT:

Karl Ward, Chair

ATTEST:

Teresa Harris, City Recorder

PRESENTATION TO MAYOR

The foregoing ordinance was presented by the Logan Municipal Council to the Mayor for approval or disapproval on the ____ day of _____, 2014.

Karl Ward, Chairman

MAYOR'S APPROVAL OR DISAPPROVAL

The foregoing ordinance is hereby _____ this ____ day of _____, 2014.

Craig Petersen, Mayor

EXHIBIT A

Chapter 17.18: General Development Standards: District and Corridor Zones

§17.18.010. General Development Standards

A. Purpose.

The purpose of Chapter 17.18 is to provide unified development standards for Logan's Districts and Corridors, to promote streamlining of development review, to ensure consistency, and to provide flexibility in site design.

B. Applicability.

Chapter 17.18 applies to all development proposals in Logan's Districts and Corridors. Some Sections of 17.18 may not be applicable to certain types of development in certain locations of the City due to unique site conditions, neighborhood compatibility, access issues or some other technical consideration. The Director or the applicable decision making body (depending upon the review process) shall make the interpretation of applicability during the design review process.

C. Design Review and Decision Criteria.

Development proposals which comply with the standards in this Title that do not require any adjustment or modification to a specific standard shall be reviewed as Track 1 Design Review decisions. Development proposals which require adjustments or deviations from the standards identified in this Chapter, or include requests requiring a public hearing, shall be reviewed as Track 2 Design Review decisions.

D. Site Design.

1. Site plans shall be coordinated with adjoining projects to take advantage of landscape screening, common access, or similar features.
2. Site planning shall employ sustainable practices where feasible including:
 - a. Integrating water quality features such as bioswales and bio-retention basins in a cohesive and logical manner and to take advantage of site topography, orientation and visibility.
 - b. Utilizing impervious paving materials in lieu of pervious paving for circulation areas for automobiles and light duty trucks and by reducing the amount of paving to the minimum necessary to accomplish site circulation and parking needs.
 - c. Using recycled products for driveway and parking lot base material.
3. Location of Accessory Facilities.
 - a. Accessory facilities such as mechanical equipment, trash collection, storage areas, and vehicle service areas shall be adequately screened and shall be located in areas that are not visible from public roadways.
4. Circulation, Parking and Loading (see Chapter 17.38).
 - a. As a general design guideline for new projects, the following is the preferred approach for locating parking areas: parking facilities shall be located to the side or the rear of the primary building and not between the front of the primary building and the street providing primary access. On corner lots, parking shall not be located between the primary building and any street creating the corner lot. In certain circumstances, parking may be located between the front of the primary building and the street due to unique site and design conditions or constraints, neighborhood character and compatibility, shared access, property interconnectivity or some other technical consideration.

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- b. Pedestrian access to primary building entrances shall be separated from auto access by walkways.
 - c. Driveway access along streets shall be aligned with existing or planned driveways on the opposite side of the street or aligned with existing or future street median breaks. Driveways shall be located to avoid arterial streets, street corners, adjacent driveways, and areas with restricted visibility.
 - d. In order to minimize interference with street circulation, a minimum driveway length of twenty feet is required between the property line and the first parking stall, unless a greater distance is required herein.
 - e. Parking, delivery, service, and loading facilities on each site shall be sufficient to serve its businesses without the need to park, load or back onto adjacent streets. Shared parking areas with other uses are encouraged.
 - f. Parking lot design shall include landscape planters, sidewalks, or other separators at the end of parking bays. All parking, loading and driveway areas shall be separated from landscaped areas by concrete curbs as specified in Chapter 17.39.
 - g. Provisions shall be made for required access and circulation of emergency vehicles.
5. Landscape Design (see Chapter 17.39).
- a. A combination of trees, shrubs, groundcover and landscaped berms shall be used to provide variety and to reduce the apparent mass of large, blank facades.
 - b. Landscaping, berms, and/or low fencing shall be used to reinforce circulation patterns while screening and shading parking and loading areas.
 - c. Street trees shall be provided along all public and private streets with a minimum of one tree installed for each thirty feet of frontage. One dominant species of street tree shall be selected for each street as approved by the City Forester.
 - d. Plant, shrub and tree species shall be appropriate to Logan's climate and will require minimal water and care. New trees shall be uniform in appearance and be wind tolerant. Large visible slopes shall be landscaped with trees, shrubs and groundcover. Disturbed slopes shall also be hydro-seeded/mulched where feasible with a perennial ground cover for erosion control.
 - e. Live plant materials shall be used for all ground cover areas. Wood chip mulch or similar material will be used for weed prevention.
 - f. An automatic irrigation system shall be provided. Where drought-resistant landscape materials are planted, only temporary irrigation is needed until the landscaping is established.
 - g. Landscaping shall be provided around the perimeter of a building to minimize the "hard edge" that is created where a building meets the ground or pavement.

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6. Fencing and Screening.
 - a. All exterior mechanical equipment, utility meters and valves, refuse storage and containers, and aboveground storage tanks shall be located and screened in a manner which is compatible with the design of the project and nearby development.
 - b. Outdoor storage of merchandise, materials or equipment shall be located and screened in a manner which is compatible with the design of the project and nearby development.
 - c. New fencing along public rights-of-way shall be softened with landscaping along the entire outside fence line, shall not impair traffic safety by obscuring views, and shall not consist of chain link or barb-wire.
 - d. Fencing shall be designed for compatibility with nearby building and landscape materials. Fences shall be constructed of highly durable materials. Use of wood, ornamental iron, and masonry is encouraged.
7. Lighting.
 - a. Exterior lighting type, brightness, height and fixture design shall be appropriate to the building design, its function and location.
 - b. Light bulbs or tubes shall not be exposed. Generally, exterior lighting shall be shielded and be non-glare. Lights must not emit direct light into adjacent streets or neighboring properties.
 - c. Security lighting shall be indirect, diffused, shielded, and/or directed away from an adjacent Neighborhood district.

§17.18.020. Building Design Standards – Commercial and Mixed Use Development

A. Purpose.

The purpose of this Section is to promote high quality and aesthetically pleasing commercial and mixed use design and development within the Districts and Corridors.

B. Applicability.

The provisions of this Section apply to commercial and mixed use development in District and Corridor zones. Industrial projects in the Commercial Services and Industrial zones shall comply with the building design standards listed in Section 17.18.060 in lieu of Section 17.18.020.

C. Standards.

1. Variation in Front and Street-Facing Elevations.

- a. For all new development, no two adjacent buildings may possess the same front/street-facing elevation. This standard is met when building elevations differ by at least three of the following seven criteria:
 1. Mix of Materials;
 2. Articulation;



Required: Use a variety of materials and alterations in the façade to clarify entries and reduce the perceived building scale.

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3. Roof line;
 4. Entry;
 5. Fenestration (the arrangement of windows and other openings);
 6. Height; or
 7. Detailing (including colors and materials and textures for multiple building elements).
- b. All sides of a building that are visible from a public right of way, park, school, sidewalk, etc., shall receive equal architectural design consideration (i.e., windows, doors, architectural treatments, etc). No building shall have a blank, flat wall.



This is a good example of appropriate use of multiple materials. However, too many materials, colors, and textures can create confusion and lack of continuity.



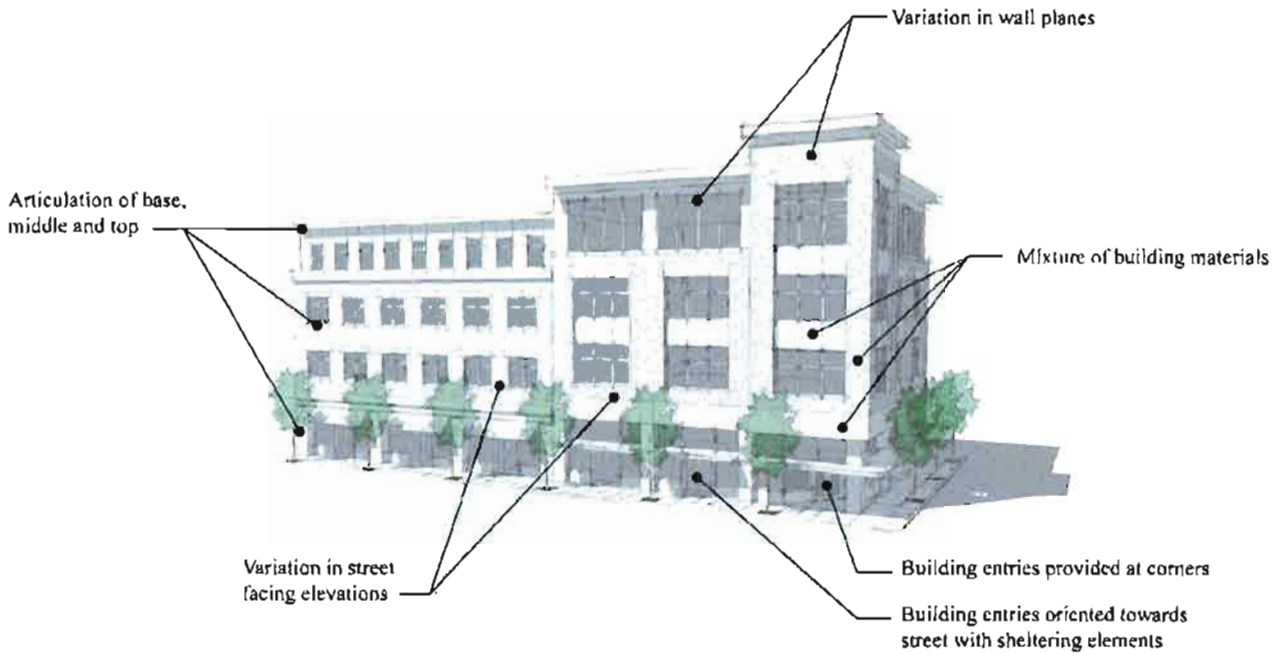
Integrating a variety of forms helps reduce the mass of a building.



This



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Figure 17.18.020: Town Center, Commercial and Mixed Use Building Design Standards

2. Building Materials Mix.

- a. Building materials shall be compatible with the architectural style and design of the building.
- b. A mixture of building materials is required on all building elevations.
- c. Materials that convey texture, scale, finish and color shall be used. Acceptable building materials include: masonry (brick, stone, imitation stone, rusticated masonry block); stucco; wood; textured concrete fiber cement board; metal; or a combination of these materials. Stucco (EIFS) is only permitted when it is sufficiently detailed to provide interest and surface variation. Scoring is acceptable to achieve the required detailing. Areas between score lines should not exceed 64 square feet.
- d. The mixture of material(s) used on the front facade must continue or transition on the remaining sides and rear of new buildings, for example by turning a building



Required: Use building materials that are architecturally compatible with the architectural style and design of the building.



Required: Whenever stucco (EIFS) is used as an exterior material, details shall be introduced into the surface design to provide interest and surface variation.

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- corner and maintaining consistent horizontal and/or vertical lines.
- e. Large, panelized products shall not be used for portions of a building that are visible from a public street, pedestrian way or any abutting residential uses.
 - f. Façade components shall help to establish a human scale. Examples include providing exterior wall treatments that establish rhythms and patterns of windows, columns, and floors of the building. Windows and doors will be similar in scale.
3. Articulation of Wall Planes.
- a. In the Town Center and Mixed Use zones, building elevations of more than 800 square feet in surface area must be divided into distinct planes of 800 square feet or less. In other Districts and Corridors, the standard is 1,200 square feet. A wall planes is considered distinct from other wall planes when there is a recess or projecting section of the structure that projects or recedes at least 1 foot for a length of at least 6 feet. The purpose of this standard is to promote human-scaled buildings by breaking down larger wall masses into modules and articulated planes.



Required: Whenever stucco (EIFS) is used as an exterior material, surface texture must be incorporated in the form of scoring where no surface component exceeds 64 square feet in area.



Express façade components using methods that will help convey a human scale. Comparable to this historic building wall, dividing a single development into distinct façade modules is one example of how to accomplish this.

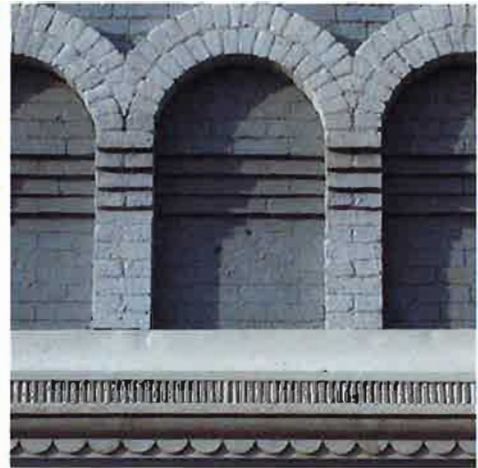


Large storefront windows can help to establish a sense of human scale and provides street-level pedestrian interest.

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Select materials and architectural elements that reduce the building's scale.



4. Base, middle, top.

- a. Building design will provide a clear, distinctive base, an occupied middle, and a top (e.g., an eave, cornice, and/or parapet line) that complement and balance one another.
- b. A building's facade shall emphasize each floor in the external design. Examples of meeting this standard include use of belt courses or other horizontal shadow producing trim band of contrasting color, relief, and materials, varying materials and using structural elements

5. Roof.

- a. Varied roof or parapet forms shall be used to reduce the perceived scale of the building and to conceal roof top equipment from public view.
- b. Any roof shall have at least one of the following features:
 1. Overhanging eaves of at least 2 feet.
 2. Sloping roof or multiple roof planes.
 3. A parapet concealing a flat roof.
- c. False roof forms or varying parapet elements shall have depth behind the façade of the building no less than 20% of the depth of the building footprint.



Using sloped roof forms can help reduce the perceived scale of a building.



Required: Varied roof forms and depth help to reduce perceived building scale. False roof forms shall have depth behind the façade of the building no less than 25 % of the depth of the building footprint.

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6. Center Street National Historic District.
 - a. All buildings within the Center Street National Historic District must comply with the Center Street National Historic District Design Standards and shall receive a Certificate of Appropriateness where required.
7. Adaptive Reuse.
 - a. Adaptive reuse of buildings shall provide street-level amenities and human scale design.
 - b. Adaptive reuse projects shall remain consistent with traditional building forms and materials.



The adaptive reuse of this historic building is a great example of providing street-level pedestrian interest on the front of retail buildings.



Varied roof forms, heights, design details, and materials can be used to clarify entrances and reduce perceived building scale.



These photos illustrate the importance of adaptive reuse projects remaining consistent with traditional building forms and materials.



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§17.18.030. Building Orientation and Entries**A. Purpose.**

The purpose of this Section is to ensure that primary building entrances are visually prominent and oriented to the street while easily accessible to pedestrians.

B. These standards apply in the following districts:

1. Town Center.
2. Commercial.
3. Mixed Use Center.
4. Community Commercial.

C. Standards.

1. Buildings and their primary entrances shall be oriented to streets and must express human scale.
2. Where feasible, corner buildings with two street frontages shall have the primary entrance oriented to the street corner.
3. Primary building entrances shall be immediately accessible by street sidewalks, pedestrian ways, plazas, courtyards, public transit areas, or other civic spaces.
4. Primary building entrances shall include at least one (1) sheltering element matching the scale and design of the building such as awnings, canopies, colonnades, marquees, building overhangs, arcades or porticos extending at least 6-feet over adjoining walks. Additional sheltering elements may be required in some zones, or may be required through design review.
5. Design the primary entrance to be the prominent feature of the building.



Required: A building's primary entrance shall be oriented toward the public street.



Required: Develop the street level to provide visual interest to pedestrians at the sidewalk edge and to convey a human scale. For example, locating an entrance on the corner can provide street-level interest to the front and side of a building.



Required: Primary entrances, for all types of development, must express human scale.

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Required: Design the primary entrance to be the prominent feature of the building.



Required: The primary entrance of a building will orient to sidewalks and pedestrian ways.



Required: Primary entrances shall have a sheltering element that matches the scale and design of the building.



Prohibited: A primary entrance that is not appropriate to the size and design of the building.



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§17.18.040. Transition Areas**A. Purpose.**

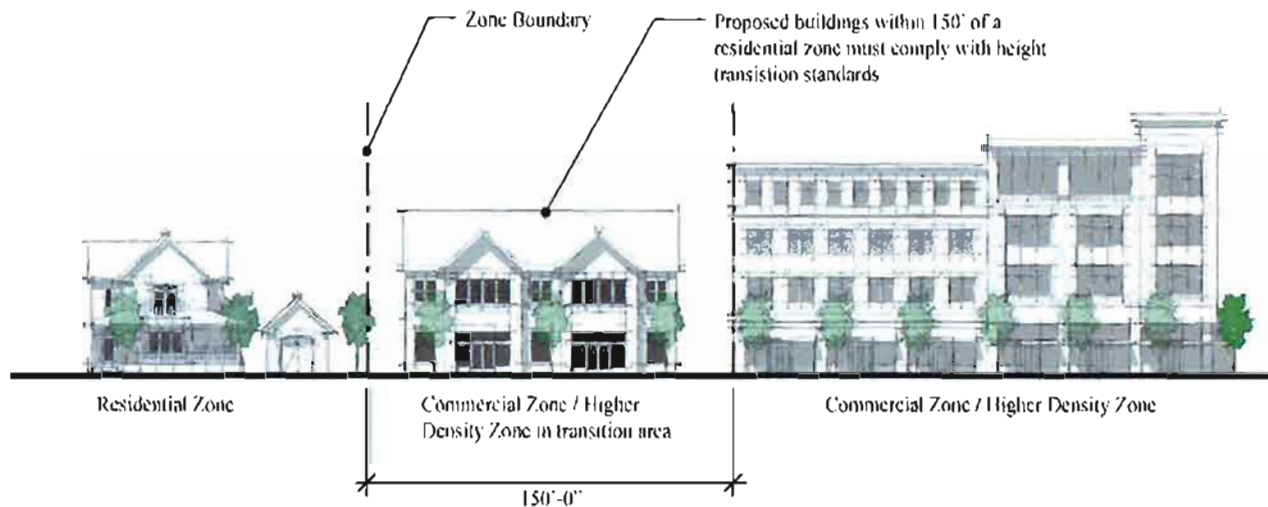
The purpose of this Section is to ensure new infill development is compatible with adjacent neighborhoods. The standards are intended to provide for gradual transitions from shorter to taller structures and consistency in setbacks along streets.

B. Applicability.

This Section applies to all new commercial, industrial or mixed use structures proposed for construction, addition, or expansion adjacent to, or within 150 feet of, any residential zone.

C. Standards.

1. **Height Transition Standards.** Where a building is to be constructed or expanded, those portions of the building within 150 feet of any residential zone shall meet the minimum height transition requirements listed in Section 17.14.060.
2. **Setback Transition Standards.** New commercial, industrial, or mixed use development either immediately adjacent to, or directly facing (including across a public street), a residential zone shall be subject to the same setback standards as applicable to that residential zone.

Figure 17.18.040.C: Building Height Transition

3. New commercial, industrial or mixed used buildings proposed for placement or expansion adjacent to, or across the street from, a residential zone shall maintain a front yard character similar in nature and context to that of a residential use or neighborhood.
4. When parking lots are located adjacent to residential areas, an additional parking setback of ten (10) feet with landscaping, and other screening techniques are required to produce, at the time of



Required: New commercial buildings in a residential context shall maintain a front yard character.

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construction, a total screen of the parking lot from adjacent properties.



This fast food restaurant is a great example of retaining the traditional residential development patterns of its context.



Required: When parking lots are located adjacent to residential areas, additional setbacks, landscaping, and other screening techniques will reduce the visual impact to the neighborhood.

§17.18.050. Buildable Area Extensions

A. Purpose.

The purpose of this Section is to allow, by right, certain encroachments into required setbacks, and exempting certain architectural features from required setbacks and structure height calculations. The intent is to provide flexibility in building design where certain architectural features contribute aesthetically or functionally to a building without changing its floor area, occupancy, or intensity of use. When evaluating adjustments or modifications to buildable area for consistency with the above purpose, the approval body shall consider whether the subject site has unique physical characteristics and/or whether the proposed structure has special operational or functional requirements necessitating the adjustment. Adjustments are also limited by applicable building and fire safety regulations.

B. Applicability.

1. These provisions apply to all development within all Districts and Corridors.

C. Standards.

1. Eaves, balconies, stoops, stairs, overhangs, awnings, bay windows, and similar features may extend beyond the required buildable area by up to 36 inches.
2. Unenclosed porches, balconies and similar structures extending not more than 30 inches above grade shall not be counted against maximum lot coverages.
3. Spires, cupolas, belfries and domes, and similar architectural features not used for human occupancy and covering not more than ten percent (10%) of the ground area covered by the structure to which they are accessory, may exceed height restrictions through design review, except where prohibited by Federal Aviation Regulations, part 77.

§17.18.060. Building Design Standards - Industrial Development

A. Purpose.

~~The purpose of Logan's Industrial development standards are to~~ The purpose of this Section is to promote high quality and aesthetically pleasing design and development within the Industrial and Commercial Services zones.:

- ~~1. Support employment and production uses by providing a functional and attractive environment.~~
- ~~2. Ensure a quality development image.~~
- ~~3. Protect and enhance private property values and investments.~~
- ~~4. Protect public investments.~~

17.18: General Development Standards: District and Corridor Zones

~~5. Promote transition and compatibility with adjacent uses.~~

~~6. Employ sustainable design practices.~~

B. Applicability.

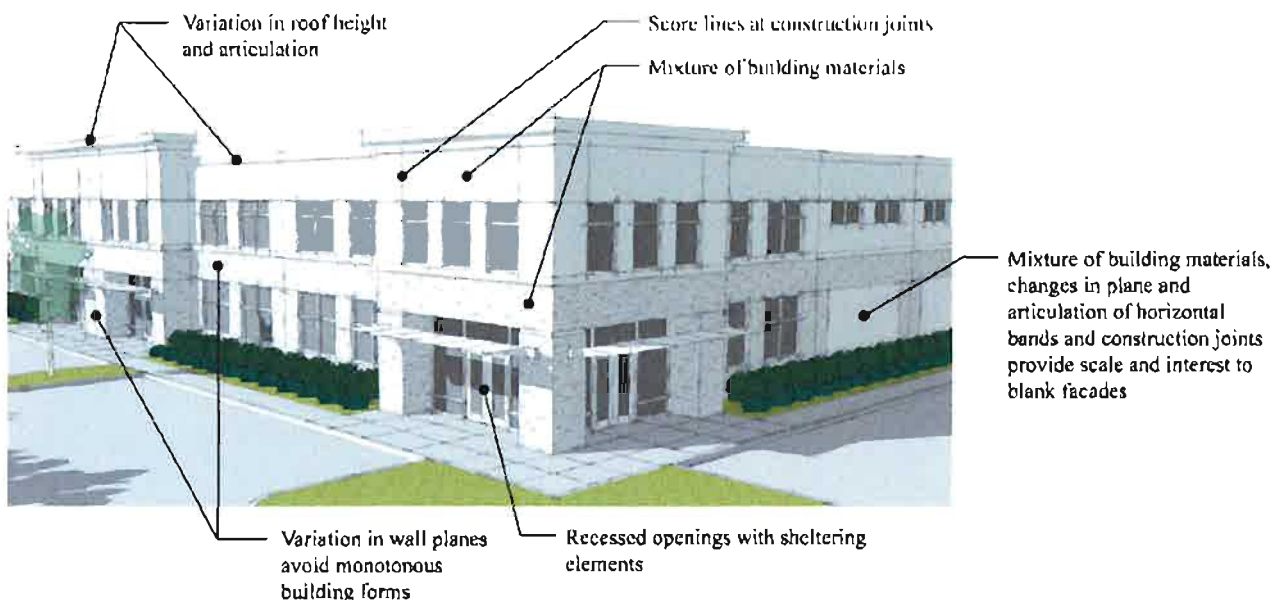
~~The provisions of this Section apply to industrial development in the Industrial and Commercial Services zones. The provisions of this Section apply to new industrial development including new construction and/or additions to existing buildings, and excluding changes in uses or occupancy, interior building modifications and temporary uses or facilities.~~ The applicability of these standards to the expansion of existing buildings may be modified or altered due to existing building configuration, site conditions, processing requirements or other technical considerations provided appropriate mitigation offsetting any identifiable impacts are identified and considered.

C. Standards.

1. Architectural Design.

- a. The architectural design of new buildings and major exterior additions shall relate to neighboring buildings. While specific designs need not be duplicated, the general size, bulk, materials, and colors shall have a complimentary design relationship to other buildings in the vicinity. ~~Due to their potential impact upon the character of Logan as a whole, particular attention shall be given to the architectural design quality of buildings which will be highly visible from public streets.~~
- b. Primary buildings in close proximity on the same property shall have harmonious proportions and similar architectural styles. Nearby accessory buildings shall be of a compatible design and treatment.
- c. Variety in roof shapes and forms is encouraged to add diversity, enhance scale, and complement the features of nearby buildings. Where parapet walls are used, they shall be designed as an integral part of the building design.

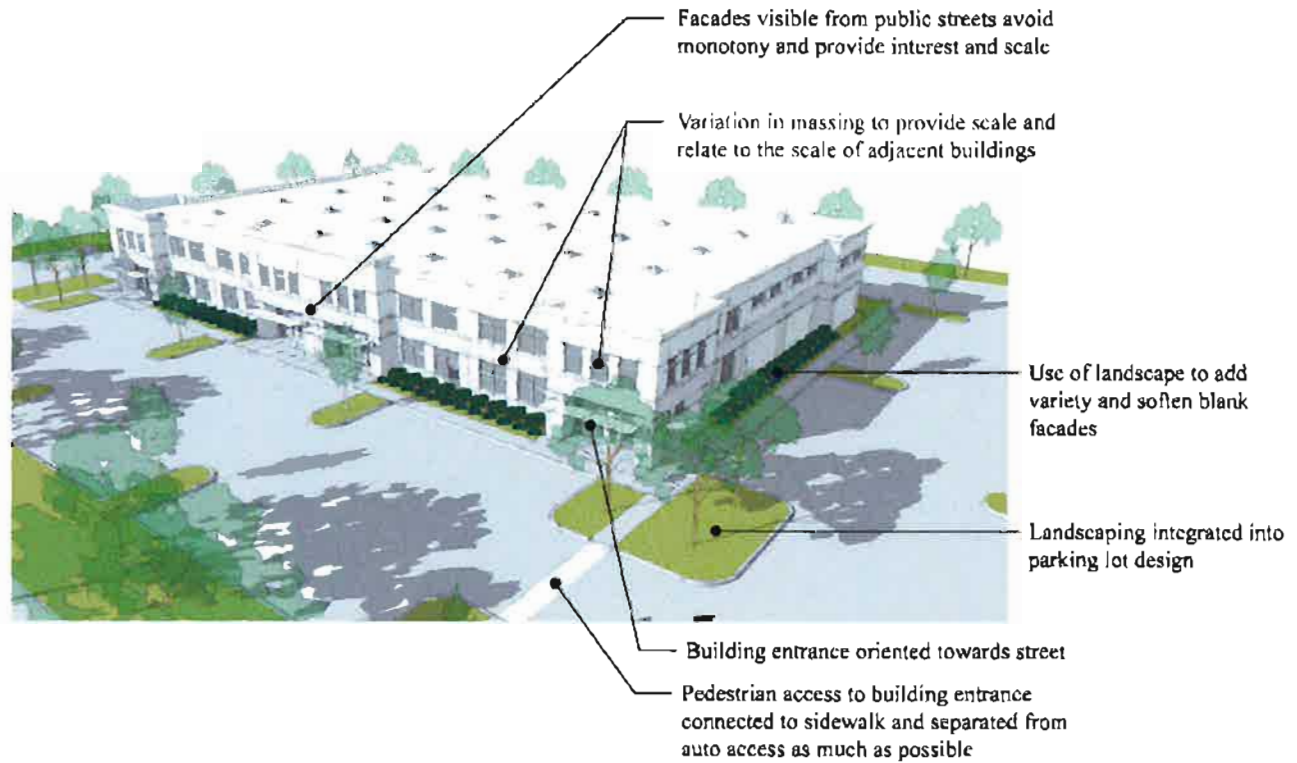
Figure 17.18.060.C1: Industrial Building Articulation and Detailing



- d. Exterior design features including materials, texture, color and trim detailing shall be included on all building elevations visible to adjacent public streets, ~~pedestrian ways, and Neighborhood districts.~~

17.18: General Development Standards: District and Corridor Zones

- e. The mixing of unrelated architectural styles, materials and details is to be avoided.
 - f. Exterior siding materials shall be masonry, plaster, wood, metal, textured concrete, or an approved alternative material. Metal clad buildings shall have baked-on enamel exterior finishes or its equivalent type of finish.
 - g. Highly reflective glass shall not cover more than ~~twenty~~ twenty-five percent of a building surface visible from an adjacent public street.
 - h. Monotonous building forms shall be avoided by using various methods to help create interest and reduce scale. Examples include the staggering of vertical walls, recessing openings, providing upper-level roof overhangs, using deep score lines at construction joints, contrasting compatible building materials, and using horizontal bands of compatible colors. A minimum of two of these methods shall be utilized at a minimum of 40-foot intervals along facades visible from adjacent public streets, ~~pedestrian ways, and Neighborhood districts.~~
 - i. Ground-floor entrances on the facades visible from adjacent public streets shall include an off-set of at least four feet in depth and of a sufficient width to easily discern the location of the entrance. Examples of off-sets include recesses, extensions, or other breaks in elevation.
 - ~~j. Mixed-use buildings containing non-industrial uses shall highlight the public entry to the structure to create a sense of human scale and to emphasize a primary entry feature.~~
 - k-j. Exterior walls shall incorporate compatible finishes and colors. Very bright, very light and very dark colors shall be used sparingly as accents, rather than as primary wall colors.
 - ~~l-k.~~ Utility doors, fire doors, loading docks and other ~~potentially unsightly~~ service features shall be designed to blend with the building's architecture.
2. Food Grade Manufacturing and Processing Facilities.
- a. For facilities governed by Food & Drug Administration (FDA) regulations or the U.S. Department of Agriculture (USDA), the design provisions identified in Chapter 17.18 may be adjusted or waived for the manufacturing and/or processing components of the facility. The project proponent shall provide detailed FDA or USDA guidance and regulations regarding building design related to their specific type of food processing during the application process. The design standards enumerated above will generally not be waived for the office portion of the complex.
 - b. Landscaping requirements enumerated in Section 17.18.10.D.5 and Chapter 17.39 may also be adjusted or waived for the manufacturing and/or processing components of food grade manufacturing and processing facilities governed by FDA or USDA regulations. The project proponent shall provide detailed FDA or USDA guidance and regulations regarding landscaping design relative to their specific type of food processing during the application process. The landscaping requirements will generally not be waived for the office portion of the complex.

Figure 17.18.060.C2: Industrial Building Design Standards



APPLICATION FOR PROJECT REVIEW

☒ Planning Commission ☐ Board of Adjustment ☐ Board of Appeals ☐ Other

Date Received 4-21-14	Received By	Receipt Number	Zone	Application Number PC 14-026
<p align="center">Type of Application (Check all that apply):</p> <p> <input type="checkbox"/> Design Review <input type="checkbox"/> Conditional Use <input type="checkbox"/> Subdivision <input type="checkbox"/> Zone Change <input type="checkbox"/> Boundary Line Adjustment <input type="checkbox"/> Code Amendment <input type="checkbox"/> Appeal <input type="checkbox"/> Variance <input type="checkbox"/> 4950' Design Review <input type="checkbox"/> Other _____ </p>				
PROJECT NAME				
TEXT AMENDMENT – LOGAN LAND DEVELOPMENT CODE				
PROJECT ADDRESS				COUNTY PLAT TAX ID #
CITYWIDE – TEXT AMENDMENT.				- -
AUTHORIZED AGENT FOR PROPERTY OWNER (<u>Must</u> be accurate and complete)				MAIN PHONE #
LOGAN CITY COMMUNITY DEVELOPMENT DEPARTMENT				(435) 716-9021
MAILING ADDRESS		CITY	STATE	ZIP
290 NORTH 100 WEST		LOGAN	UTAH	84321
EMAIL ADDRESS				
WWW.LOGANUTAH.ORG ; MIKE.DESIMONE@LOGANUTAH.ORG				
PROPERTY OWNER OF RECORD (<u>Must</u> be listed)				MAIN PHONE #
CITYWIDE				
MAILING ADDRESS		CITY	STATE	ZIP
EMAIL ADDRESS				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED (Include as much detail as possible - attach a separate sheet if needed) AMEND LOGAN LAND DEVELOPMENT CODE SECTIONS 17.18 TO CLARIFY THE DISTINCTION BETWEEN COMMERCIAL AND INDUSTRIAL DESIGN AND DEVELOPMENT, CLARIFY THE INDUSTRIAL BUILDING DESIGN REQUIREMENTS, AND INCLUDE STANDARDS FOR FOOD GRADE MANUFACTURING & PROCESSING FACILITIES.				Size of Proposed New Building (square feet)
				Number of Proposed New Units/Lots
I certify that the information contained in this application and all supporting plans are correct and accurate. I also certify that I am authorized to sign all further legal documents and permits on behalf of the property owner.		Signature of Property Owner's Authorized Agent		
I certify that I am the property owner on record of the subject property and that I consent to the submittal of this project. I understand that all further legal documents and permits will be sent to my authorized agent listed above.		Signature of Property Owner		

mc workshop: Jun. 17
mc hearing: Jul. 1



PUBLIC NOTIFICATION

PC 14-026

Project Name: LDC – 17.18 Commercial/Industrial Design
Project Address:
Project TIN:
Meeting Date: May 22, 2014

Attachment 1: **Public Notice** - **N/A**

Attachment 2: **Legal Notice** published in Herald Journal – **5/8/14**

Attachment 3: **Utah Public Meeting Notice website** – **4/22/14**

Attachment 4: **Qtr Page Ad** published in Herald Journal – **5/4/14**

Attachment 5: **Municipal Council - Legal Notice** published in Herald Journal – **6/3/14**

Attachment 6: **Municipal Council - Utah Public Meeting Notice website** – **4/22/14**